

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, Carrington Mortgage Services, LLC whose address is, 1600 South Douglass Road, Ste 200-A, Anaheim, CA 92806, hereinafter called the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, hereby acknowledged to have been paid to the Grantor, by Secretary of Housing and Urban Development, their successors and assigns, hereinafter referred to as "Grantee" whose address is c/o ISN Corporation – Western Operations Center, 2000 N. Classen Blvd., Suite 3200, Oklahoma City, OK 73106, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Secretary of Housing and Urban Development in fee simple, the following described real property situated in the County of Shelby, State of Alabama, more particularly described as follows, to-wit:

LOTS 17, 18, 19, 20, 21, 22, 23 AND 24, IN BLOCK 93, ACCORDING TO SAFFORD'S SURVEY OF THE TOWN OF SHELBY, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly known as: 86 Juniper Rd., Shelby, AL 35143

EXCEPTING THEREFROM:

1. such oil, gas and other minerals on, in or under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantors; it being the intention of the grantors to convey to grantees only the interest grantors own therein, if any;
2. restrictive covenants, easements, rights of way and building set back lines, if any, applicable to said property of record in the Office of the Judge of the Probate Court of Shelby County, Alabama.

SUBJECT TO:

Statutory right of redemption of all parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from the foreclosure of the mortgage from Maria G. Skye, a single woman, to Mortgage Electronic Registration Systems, Inc., as Nominee for First Guaranty Mortgage Corporation, a Corporation, dated August 21, 2012, and recorded on August 24, 2012 as Instrument Number 20120824000318030; and foreclosure deed recorded on August 26, 2022 as Instrument Number 20220826000334650.

TOGETHER WITH all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the same unto said heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, the Grantor, has caused this instrument to be executed on this the 30TH day of June, 2023.

Carrington Mortgage Services, LLC,

By: 

JUN 30 2023

It's:

Joseph Anthony Barragan
Post Foreclosure Supervisor

Carrington Mortgage Services, LLC

Dated this 30th day of June, 2023.

Patricia Goguen
 Witness Patricia Goguen

Rosa Brass
 Witness Rosa Brass

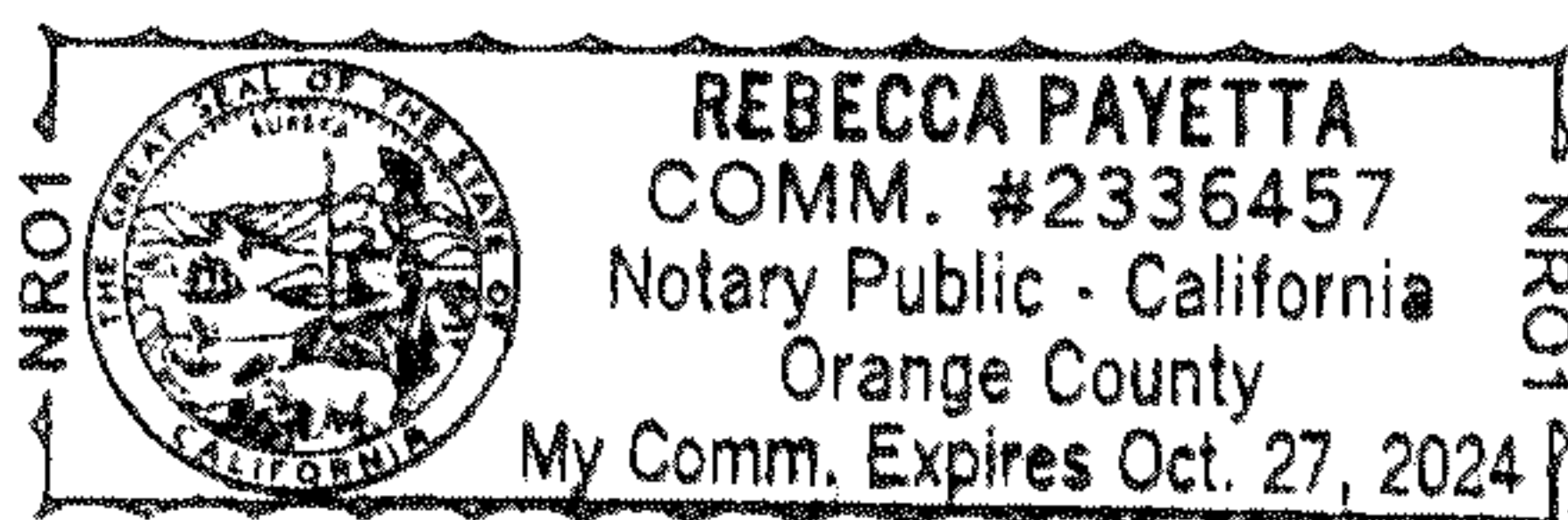
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Orange

On this 30th, of June, 2023 before me, Rebecca Payetta, **Notary Public** personally appeared Joseph Anthony Barragan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
 Signature of Notary (Notary Seal)

Grantees Address: Secretary of Housing and Urban Development C/O Information Systems Network (ISN) 2000 N. Classen Blvd., Suite 3200, Oklahoma City, OK 73106

Instrument Prepared By: Kent D. McPhail of Kent McPhail & Associates, LLC 126 Government St. Mobile, AL 36601 (251) 438-2333

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Carrington Mortgage Services, L
 Mailing Address 1600 S. Douglass Road, Ste 200
 Anaheim, CA 92806

Grantee's Name Secretary of Housing & Urban Develo
 Mailing Address c/o ISN, Western Operations Center
 2000 N. Classen Blvd, Ste 3200
 Oklahoma City, OK 73106

Property Address 86 Juniper Road
 Shelby, AL 35143

Date of Sale 06/30/2023

Total Purchase Price \$

or

Actual Value \$ 70,000.00

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/11/2023 11:12:45 AM
 \$29.00 PAYGE
 20230711000205910

Allen S. Byrd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☒ Appraisal
☐ Sales Contract ☐ Other No Tax
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 07/11/2023

Print Yvette Moore

Unattested

(verified by)

Sign

Yvette Moore

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1